150.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,200 / 808,200
					USE VALUE:	808,200 / 808,200
					ASSESSED:	808,200 / 808,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE MONT JONATHAN/LISA
Owner 2:	
Owner 3:	
Street 1:	44 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,327 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1936, having primarily Wood Shingle Exterior and 1355 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8327.000	267,400	5,000	535,800	808,200
Total Card	0.191	267,400	5,000	535,800	808,200
Total Parcel	0.191	267,400	5,000	535,800	808,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 596.46 | /Parcel: 596.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 99299
GIS Ref:
GIS Ref:
Insp Date: 08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	267,300	5000	8,327.	535,800	808,100	808,100	Year End Roll	12/18/2019
2019	101	FV	243,700	5000	8,327.	502,400	751,100	751,100	Year End Roll	1/3/2019
2018	101	FV	243,700	3400	8,327.	415,300	662,400	662,400	Year End Roll	12/20/2017
2017	101	FV	243,700	3400	8,327.	381,800	628,900	628,900	Year End Roll	1/3/2017
2016	101	FV	243,700	3400	8,327.	348,300	595,400	595,400	Year End	1/4/2016
2015	101	FV	216,400	3400	8,327.	341,600	561,400	561,400	Year End Roll	12/11/2014
2014	101	FV	216,400	3400	8,327.	317,500	537,300	537,300	Year End Roll	12/16/2013
2013	101	FV	216,400	3400	8,327.	302,100	521,900	521,900		12/13/2012

!11768!

PRINT

Date	Time
12/11/20	01:54:15

LAST REV

Date	Time
08/06/18	09:57:52
mmcmakin	
11768	

USER DEFINED

Prior Id # 1:	99299
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A	32372-282		2/15/2001		386,500	No	No		
HAUBNER BARBARA	31899-543		10/5/2000	Sub Sale	306,000	No	No		
	19628-600		2/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2010	762	Temp Ten	650					
10/23/2000	824	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Inspected	CC	Chris C
6/9/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	355	PATRIOT
5/12/2001	MLS	MM	Mary M
12/19/2000	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8327		Sq. Ft.	Site		0	80.	0.80	9									535,846						535,800	

Total AC/HA: 0.19116 | Total SF/SM: 8327 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 535,846 | Spl Credit | Total: 535,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM & RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01092887
Adj $ / SQ:	170.594
Other Features:	75476
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387478
Depreciation:	120118
Depreciated Total:	267360

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

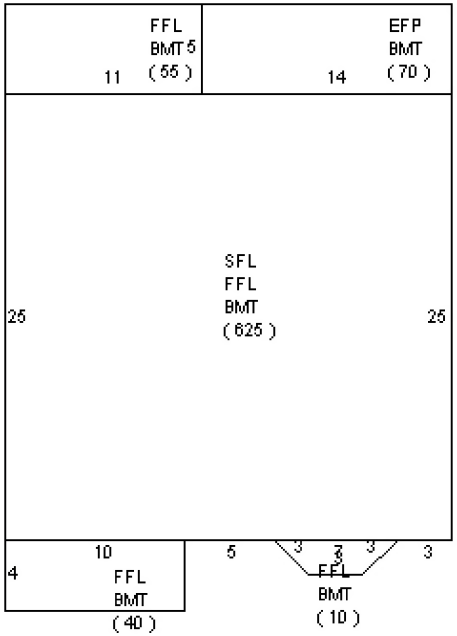
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	187.65
Special Features:	0	Val/Su Net:	120.18
Final Total:	267400	Val/Su SzAd	197.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	51.180	40,943
FFL	First Floor	730	170.590	124,534
SFL	Second Floor	625	170.590	106,621
EFP	Enclos Porch	70	66.840	4,679
	Net Sketched Area:	2,225	Total:	276,777
Size Ad	1355	Gross Are	2225	FinArea 1355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X24	A	AV	1936	21.51	T	40	101			5,000			5,000

More: N | Total Yard Items: 5,000 | Total Special Featues: | Total: 5,000